136.0	0004	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,228,100 / 1,228,100
					USE VALUE:	1,228,100 / 1,228,100
					ASSESSED:	1,228,100 / 1,228,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		KENSINGTON PK, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	REYNOLDS ADELE CHAMBERS
Owner 2:	
Owner 3:	
Street 1:	25 KENSINGTON PK
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KASS RUDOLPH & HELEN K -
Owner 2:	TRS/HELEN KASS TRUST -
Street 1:	25 KENSINGTON PK
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,065 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1875, having primarily Clapboard Exterior and 2233 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8065.000	620,400	11,900	595,800	1,228,100
Total Card	0.185	620,400	11,900	595,800	1,228,100
Total Parcel	0.185	620,400	11,900	595,800	1,228,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 549.88 | /Parcel: 549.8

Legal Description

User Acct 87630

GIS Ref

GIS Ref

Insp Date 09/29/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 136.0-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	620,200	11900	8,065.	595,800	1,227,900	1,227,900	Year End Roll	12/18/2019
2019	101	FV	464,700	12200	8,065.	628,900	1,105,800	1,105,800	Year End Roll	1/3/2019
2018	101	FV	460,300	12200	8,065.	463,400	935,900	935,900	Year End Roll	12/20/2017
2017	101	FV	458,300	12200	8,065.	443,500	914,000	914,000	Year End Roll	1/3/2017
2016	101	FV	458,300	12200	8,065.	410,400	880,900	880,900	Year End	1/4/2016
2015	101	FV	426,400	12400	8,065.	344,200	783,000	783,000	Year End Roll	12/11/2014
2014	101	FV	426,400	12400	8,065.	336,300	775,100	775,100	Year End Roll	12/16/2013
2013	101	FV	426,400	12400	8,065.	320,400	759,200	759,200		12/13/2012

!10584!

PRINT

Date	Time
12/11/20	00:52:33

LAST REV

Date	Time
01/18/18	09:49:17

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10584

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KASS RUDOLPH &	53358-380		8/7/2009	Change>Sale	739,000	No	No		
KASS RUDOLPH &	41909-59		1/30/2004	Family		No	No		
	9375-6		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	87630
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/7/2010	275	Det. Gar	40,000					BUILD 21X24 2 CAR
1/22/2010	46	Redo Kit	150,000					REMOD KIT / MBATH
9/29/2009	917	New Wind	3,000					

ACTIVITY INFORMATION

Date	Result	By	Name
9/29/2017	Inspected	BS	Barbara S
5/13/2010	Info Fm Prmt	BR	B Rossignol
11/24/2008	Meas/Inspect	336	PATRIOT
12/13/1999	Inspected	263	PATRIOT
11/29/1999	Mailer Sent		
11/5/1999	Measured	266	PATRIOT
8/12/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8065		Sq. Ft.	Site		0	90.	0.82	10									595,756						595,800	

Total AC/HA: 0.18515 | Total SF/SM: 8065 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 595,756 | Spl Credit | Total: 595,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	5 - Mansard		
Roof Cover:	2 - Slate		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1875	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	1 - Drywall	25	%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.15514779
Const Adj.:	1.04789460
Adj $ / SQ:	157.362
Other Features:	115834
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	650351
Depreciation:	29916
Depreciated Total:	620435

COMMENTS

OF=SINK IN BMT..

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	1

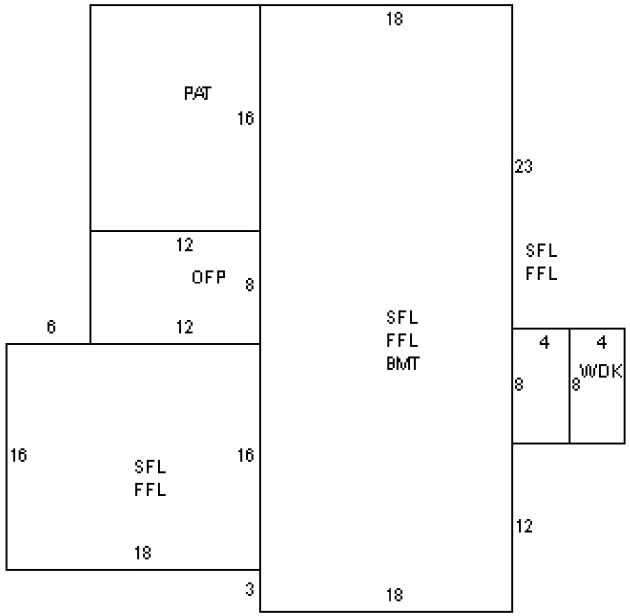
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	209.29
Special Features:	0	Val/Su Net:	195.52
Final Total:	620400	Val/Su SzAd	298.47

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,094	157.360	172,153
SFL	Second Floor	985	157.360	154,938
BMT	Basement	774	53.350	41,289
PAT	Patio	192	4.400	846
OFP	Open Porch	96	35.300	3,389
WDK	Deck	32	16.770	537

Net Sketched Area:	3,173	Total:	373,152
Size Ad	2078.5999	Gross Are	3282	FinArea	2233
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	C	
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

136.0-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X24	G	GD	2010	24.95	T	5.4	101			11,900			11,900

More:	N	Total Yard Items:	11,900	Total Special Featues:		Total:	11,900